

**CITY OF TULARE PLANNING COMMISSION**  
**REGULAR MEETING MINUTES**

**Tulare Public Library—Council Chambers**  
**491 North M Street**

**September 10, 2018**

**COMMISSIONERS PRESENT:** Miller, Rocha, Olivares, Miguel

**TEENS ON BOARD PRESENT:** None

**STAFF PRESENT:** Traci Myers, Community & Economic  
Development Deputy Director  
Mario Anaya, Principal Planner  
Steven Sopp, Associate Planner  
Lucie Brown, Commission Clerk

**CALL TO ORDER:**

Chairman Miguel called the regular meeting to order at 7:00 p.m.

**PLEDGE OF ALLEGIANCE:**

Commissioner Miller led us in the flag salute.

**CITIZEN COMMENTS:**

None.

**COMMISSIONER COMMENTS:**

Commissioner Olivares noted that there is talk of two new businesses going into our downtown area.

Deputy Director Myers confirmed that there is a proposed wine/beer lounge in the preliminary design phase looking at a vacant building on Kern Avenue.

Chairman Miguel noted that it is fair week and encouraged everyone to attend.

Commissioner Miller announced that September 24<sup>th</sup> is the “Night at the Library” fundraiser event to benefit the Library and encouraged everyone to attend.

Chairman Miguel announced that there will be a blood drive on 9/11 at the Veteran’s Memorial Building.

## **CONSENT CALENDAR:**

### **(1) Minutes of the August 27, 2018 regular meeting**

It was motioned by Commissioner Rocha and seconded by Commissioner Miller to approve the consent calendar as presented and carried by unanimous vote.

## **PUBLIC HEARING:**

### **(1) Conditional Use Permit No. 2018-18:**

Steven Sopp, Associate Planner, reviewed with the Commission a request by Armando Gonzalez Montes to operate a stationary mobile vending vehicle at 1370 E. Bardsley Avenue.

Chairman Miguel opened the public hearing.

There being no one else to speak in favor of or against the project the public hearing was closed.

Following Commission discussion it was motioned by Commissioner Rocha and seconded by Commissioner Olivares to adopt Resolution 5294, approving Conditional Use Permit No. 2018-18 based on the findings and subject to the conditions as listed in the staff report.

## **COMMISSIONERS**

AYES: Rocha, Olivares, Miller, Miguel

ABSENT: Cox

NOES: None

ABSTAIN: None

## **(2) Conditional Use Permit No. 2018-19:**

Steven Sopp, Associate Planner, reviewed with the Commission a request by Mohammad Alsahyh, Masjid Central Valley Tulare, to construct a 4,950 sq. ft. worship center and a 3,000 sq. ft. classroom building on approximately 1.8 acre parcel. Property is located west of Spruce Street, between Apline Avenue and Stockham Avenue.

Chairman Miguel opened the public hearing.

Teymour Farhang, 1770 W. Walnut Ave., Visalia, spoke in favor of the project.

Mohammad Alsahyh, applicant, spoke in favor of the project.

Sharif Aly, 1648 Champagne, spoke in favor of the project. He noted that the closest worship center is in Visalia or Fresno and it would be nice to have a center close to home.

Anas Alkudsi, spoke in favor of the project.

Sharon Minnik, 1648 Champagne, spoke in favor of the project.

Abduhlah Alhetar, spoke in favor of the project.

Don Dolan, property owner south of the project, noted his concerns with homeless setting up camp in the parking lot of the project. He stated that there are already many issues with homeless hanging around in the area. He also noted his concern regarding the amount of traffic the project would generate. He asked the Commission to consider continuing project to allow more time for the residents in the area to be made aware of the project.

Mike Torres, 836 S. Spruce, also noted his concerns with traffic, homeless and also asked for more time to consider this project. He noted that he was only made aware of this project by Mr. Dolan, and alleged he did not get notified.

Mike Torres, Jr. also noted the same concerns with the project and stated that he too did not get notified.

Deputy Director Myers noted that there is a copy of the mailing list prepared by Chicago Title for this project and both Mr. Torres Sr. and Mr. Torres Jr. were on that list.

Following Commission discussion it was motioned by Commissioner Rocha and seconded by Commissioner Olivares to adopt Resolution 5295, approving

Conditional Use Permit No. 2018-19 based on the findings and subject to the conditions as listed in the staff report.

**COMMISSIONERS**

AYES: Miller, Rocha, Olivares, Miguel

ABSENT: Cox

NOES: None

ABSTAIN: None

**GENERAL BUSINESS—NON PUBLIC HEARING ITEMS**

None

**TEENS ON BOARD:**

None present

**DIRECTORS REPORT:**

None

**AJOURNMENT:**

There being no other items to come before the Commission, the meeting was adjourned at 7:33 p.m.

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CHUCK MIGUEL, CHAIRMAN  
City of Tulare Planning Commission

ATTEST:

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TRACI MYERS, SECRETARY  
City of Tulare Planning Commission